

SALE # \_\_\_\_\_

**TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES**

**NOTICE OF SHERIFF'S SALE**

By virtue of a certified copy of a decree to me directed from the Clerk of Circuit Court of Miami County, Indiana, in Cause No. 52C01-1010-MF-00525, wherein PHH MORTGAGE CORPORATION was Plaintiff, and Jamie M. England, et. al., were the Defendants, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder on the 24<sup>TH</sup> day of APRIL, 2012 at the hour of 10 A.M. of said day at the Miami County Sheriff's Department the fee simple of the whole body of Real Estate in Miami County, Indiana:

SEE ATTACHED EXHIBIT A

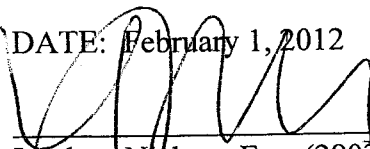
State Parcel No. 52-09-18-400-014.003-006

More Commonly known as: 1149 North 325 East, Peru, IN 46970

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisement laws.

All sales are subject to any first and prior liens, taxes and assessments legally levied and assessed thereon. Neither the Sheriff nor the Plaintiff in this case warrants either expressly or implied any title, location or legal description of any real estate sold at the sale. Any prospective bidder should obtain their own title evidence before making any bid on any properties subject to this sale.

DATE: February 1, 2012

  
Lindsay Niehaus Esq. (29031-15)  
Shapiro, Van Ess, Phillips & Barragate, LLP  
4805 Montgomery Road, Suite 320  
Norwood, OH 45212  
(513)396-8100 Fax: (847)627-8805  
[lniehaus@logs.com](mailto:lniehaus@logs.com)

The Sheriff's Department does not warrant the accuracy of the street address published herein

  
\_\_\_\_\_  
Sheriff of Miami County, Indiana

1149 North 325 East  
Peru, IN 46970  
\_\_\_\_\_  
Street Address

EXHIBIT A

Part of the West half of the Southeast Quarter of Section 18, Township 27 North, Range 5 East, Erie Township, Miami County, Indiana, more fully described as follows.

COMMENCING at a Miami County Section Corner Monument located at the southwest corner of the Southeast Quarter of Section 18, Township 27 North, Range 5 East; thence North 00 degrees 57 minutes 00 seconds West along the west line of said quarter a distance of 774.00 feet to a P-K Nail being the POINT OF BEGINNING, thence continue North 00 degrees 57 minutes 00 seconds west along said west line a distance of 320.00 feet to a P-K Nail at the southwest corner of a 2.27 acre parcel as described in Deed Record 170, page 846 in the Office of the Miami County Recorder; thence North 89 degrees 58 minutes 35 seconds East parallel with the south line of said quarter a distance of 660.00 feet to an iron rod at the southeast corner of said 2.27 acre parcel; thence South 00 degrees 57 minutes 00 seconds East a distance of 320.00 feet to an iron rod; thence South 89 degrees 58 minutes 35 seconds West parallel with said south line a distance of 660.00 feet to the POINT OF BEGINNING, containing 5.000 acres, more or less.